Statement of Information
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode

19 Heads Road, Donvale Vic 3111

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $2,200,000 & $2,400,000

Median sale price

Median price	$1,750,000	Property Type	House	Suburb	Donvale
Period - From	01/10/2023	to	31/12/2023	Source	REIV

Comparable property sales (*Delete A or B below as applicable)

A*   These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	35 Craig Rd DONVALE 3111	$2,250,000	10/11/2023
2	15 White Lodge Ct DONVALE 3111	$2,315,000	25/11/2023
3	73 Heads Rd DONVALE 3111	$2,466,000	06/12/2023

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 21/02/2024 10:53

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🛏 4   🛁 3   🚗 3

Property Type: House
Land Size: 4169 sqm approx

Agent Comments

Indicative Selling Price
$2,200,000 - $2,400,000
Median House Price
December quarter 2023: $1,750,000

Comparable Properties

35 Craig Rd DONVALE 3111 (REI)

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Price: $2,250,000
Method: Private Sale
Date: 10/11/2023
Property Type: House
Land Size: 4070 sqm approx

Agent Comments

15 White Lodge Ct DONVALE 3111 (REI)

🛏 4   🛁 3   🚗 2

Price: $2,315,000
Method: Expression of Interest
Date: 25/11/2023
Property Type: House (Res)
Land Size: 4383 sqm approx

Agent Comments

73 Heads Rd DONVALE 3111 (REI)

🛏 4   🛁 2   🚗 2

Price: $2,466,000
Method: Private Sale
Date: 06/12/2023
Property Type: House (Res)
Land Size: 11040 sqm approx

Agent Comments

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